



Long Range Section

January 2014

City Development Department





Long Range – Section Activity

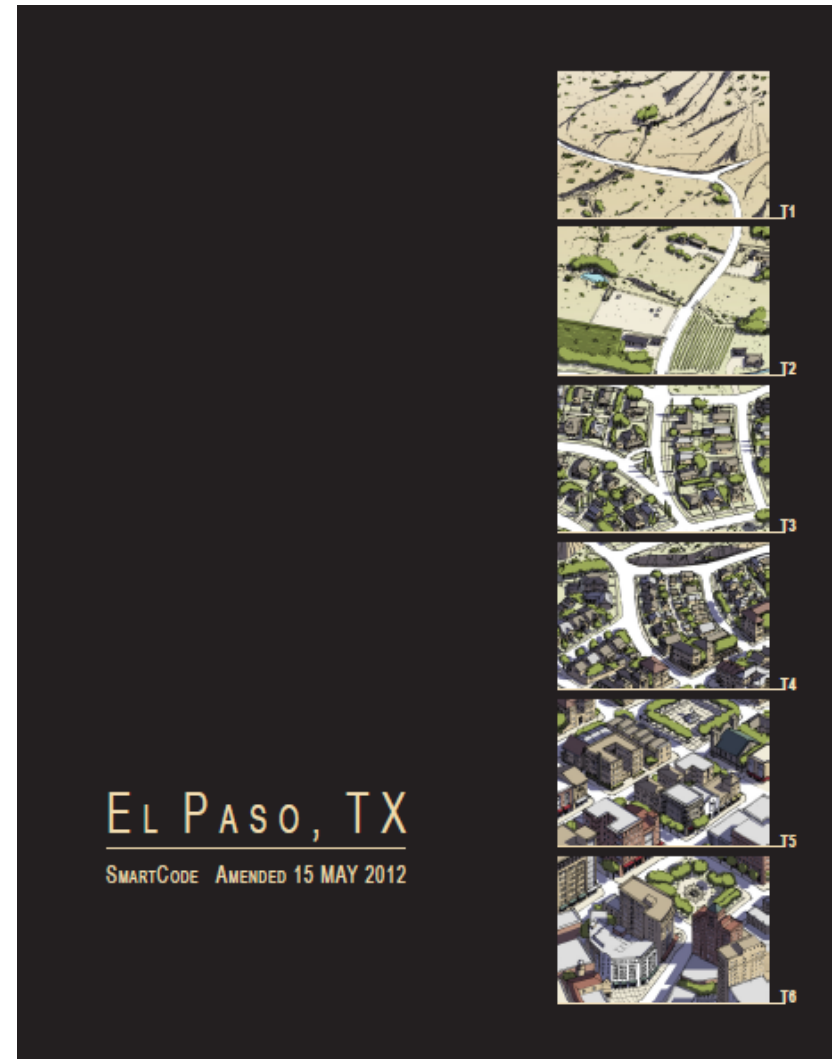
- Title 21 SmartCode Amendments
 - Addition of Transects
 - Signage Standards
 - General Calibration
 - Update to V10
- SmartCode Zoning Cases
 - New Communities
 - Infill Communities
- Project Compliance with SmartCode
 - Regulating Plan Adjustments
 - Building Scale Plans
 - SmartCode Zoning Verification, Nonconforming Conditions, Signage Review, etc.
- Comprehensive Plan Amendments
 - Addition of Special Study Areas
 - Revisions to the Future Land Use Map
- Other Special Projects
 - Impact Fee Update
 - The Palisades Trailhead and Access Improvements
 - City Development Metrics
 - Open Space Advisory Board
 - Demographic & Economic Data Requests
 - Design Oversight for Applicable Economic Development Incentives
 - CNU Conference – February 5th – 6th
 - Other Special Projects (EP Electric Signage, Facilitating Community Meetings, etc.)



Title 21 SmartCode

Goals of SmartCode:

1. Incorporate Mixed Land Uses.
2. Improve Transportation Sectors.
3. Improve Regional Coordination.
4. Rehabilitate underutilized areas.
5. Provide public space for education, recreation, and community facilities.
6. Encourage sustainable development within the built environment.
7. Create a variety of housing options.
8. Promotes the protection of regional natural resources.
9. Specific to appropriate locations.





Title 21 SmartCode & Amendments

A Work In Progress:

1. Addition of transects.
2. Addition of Environmental Standards.
3. Calibration of Airport Special Districts.
4. Process Improvements.
5. Comprehensive Signage Revisions.
6. Civic Space Requirements/Standards.
7. Adjusting Infill Standards.
8. Update to V10.

ORDINANCE NO. 017903

AN ORDINANCE AMENDING TITLE 21 (SMARTCODE), CHAPTER 21.30 (NEW COMMUNITY PLANS), SECTION 21.30.100 (ENVIRONMENTAL STANDARDS) AND CHAPTER 21.70 (DEFINITIONS) OF THE EL PASO CITY CODE, TO ADD A NEW DESIGNATION OF UTILITY GREEN SPACE SPECIFIC TO TRANSECT ZONE 1 AND TO ADD NEW DEFINITIONS FOR THE TERMS CONSERVATION COVENANT, STORMWATER OPEN SPACE AND UTILITY GREEN SPACE; AND TO ADDRESS INTERIM PLATS AND REGULATING PLANS. THE PENALTY BEING AS PROVIDED IN CHAPTER 21.60 (ENFORCEMENT AND PENALTY) OF THE EL PASO CITY CODE.

WHEREAS, Title 21 (SmartCode) of the El Paso City Code was adopted to promote the health, safety, morals and general welfare of the community; and

WHEREAS, the El Paso Water Utilities – Public Service Board (EPWU-PSB) is authorized to find that certain parcels of land which were purchased for the purpose of improving and extending the El Paso waterworks plant and system and sewer system are inexpedient and may be offered for sale; and

WHEREAS, the EPWU-PSB has deemed that master planning of real estate as a condition to it being removed from its care, custody and control to be in the best interest of all the citizens of the City to insure that City goals and objectives for sustainability and smart growth are achieved; and

WHEREAS, as part of the master planning process, certain areas are to be set aside as conserved lands that are publicly owned and maintained in perpetuity; and

WHEREAS, these conserved lands will remain mostly undeveloped areas except for necessary water, waste water and stormwater utility systems to serve developing areas in the City; and

WHEREAS, other passive recreational uses may also be allowed in the conserved lands to add to the City's existing open space and recreational system; and

WHEREAS, the City Plan Commission has recommended that a new definition of "Utility Green Space" and a new section on environmental standards be included in the El Paso City Code that more closely defines the protections and purposes of these conserved lands than otherwise allowed in current provisions of the Code; and

WHEREAS, the City Council has determined that the regulation of conserved lands are designed to protect ecologically sensitive lands and to prohibit those activities that would adversely affect the environmental characteristics of the lands; and



SmartCode Zone

New Community

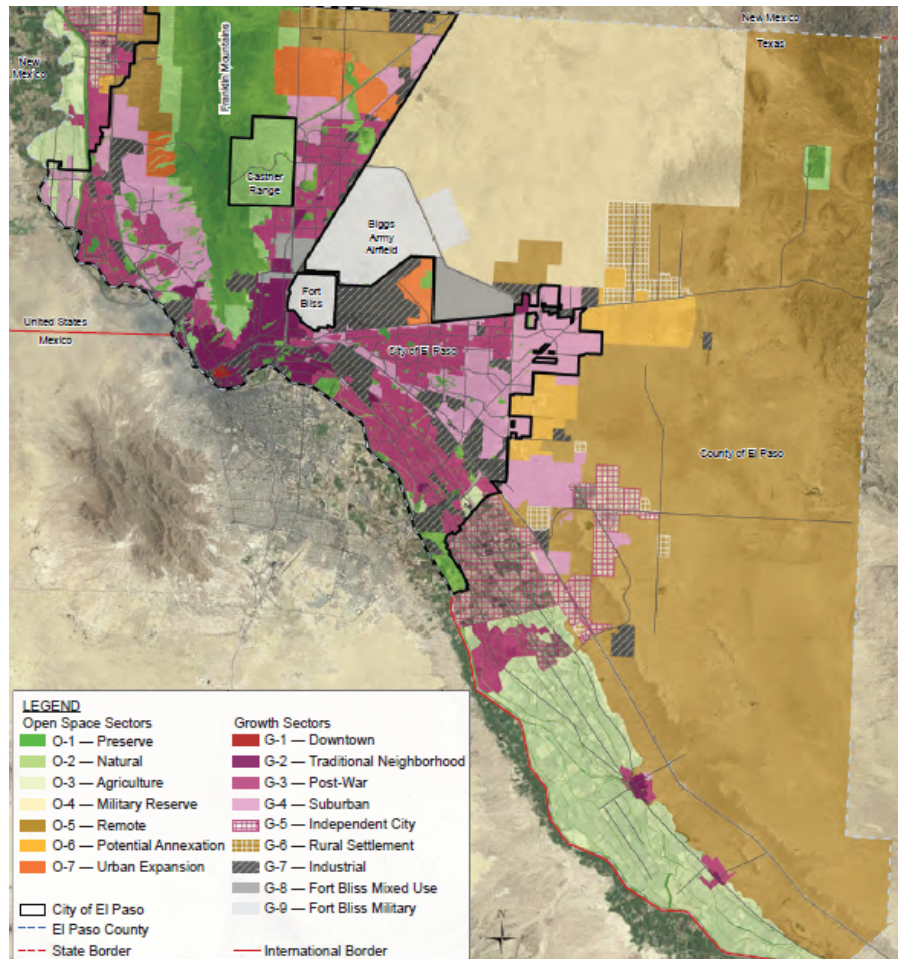
- ≥ 40 contiguous acres
- Types of New Communities
 - CLD, TND, RCD, TOD
- Examples:
 - ASARCO (East and West)
 - EPIA – Butterfield Trail
 - Montecillo
 - Painted Dunes
 - Northwest
 - Aldea

Infill Communities

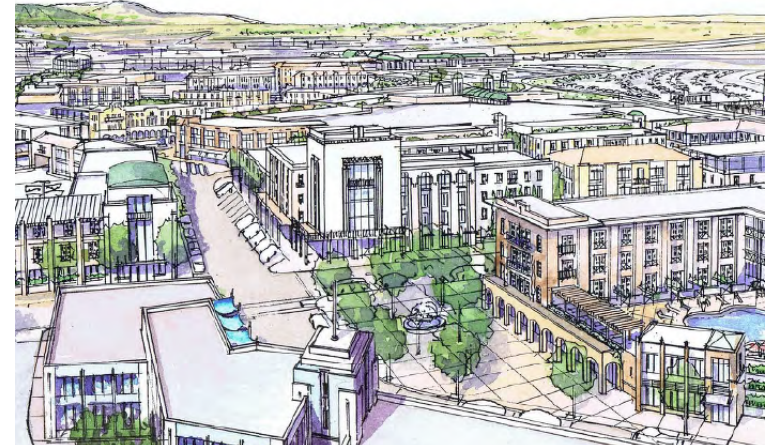
- ≥ 5 contiguous acres
- Types of Infill Communities
 - Infill TND, Infill RCD, Infill TOD
- Examples:
 - Medical Center of the Americas
 - EPIA – Southern Industrial Park
 - Soleado Trail at UTEP
 - Glory Road
 - Northgate

Comprehensive Plan Amendments

Future Land Use Map



Special Study Areas



Union Plaza

chihuahuita
NEIGHBORHOOD PLAN



Architectural & Design Guidelines



Project Compliance with SmartCode

Regulating Plan Adjustments

- Adjustments to approved regulating plan.
- Includes:
 - Transect Zone Changes
 - Cross-Section Revisions
 - Changes to the Block Structure

Preliminary Building Scale Plan

- Following approval of rezone and regulating plan
- Includes:
 - Building Disposition
 - Building Configuration
 - Building Function
 - Parking Location Standards
 - Lot Lines

Final Building Scale Plan

- Following approval of plat by the CPC
- Includes:
 - Landscape Standards
 - Signage Standards
 - Special Requirements

Project Management

- Coordination with Sun Metro, Subdivisions, Fire, etc.
- Consolidated Review Committee





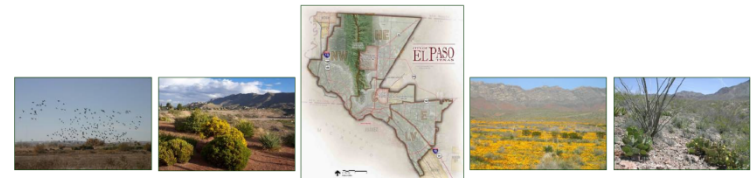
Long Range – Boards & Committees

■ Open Space Advisory Board

- Acts as an advisory board to provide recommendations to the City Council in efforts to preserve and acquire open space as identified in the Open Space Master Plan.
- Major Rewrite of the Natural Open Space Zoning District regulations (Title 20).

Towards A Bright Future

A Green Infrastructure Plan
For El Paso, Texas

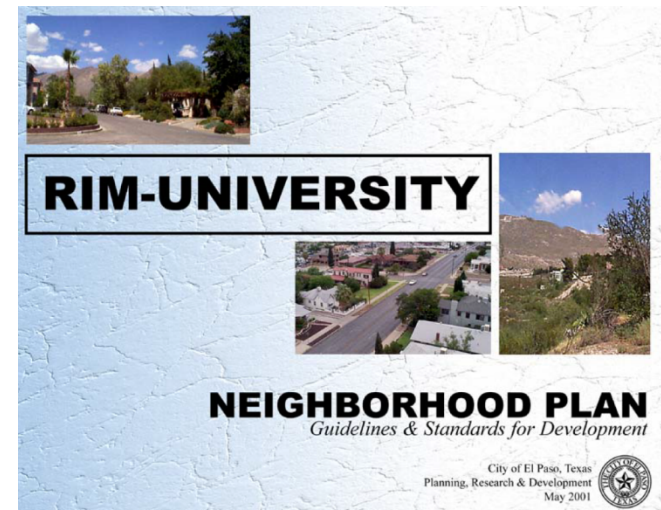


January 2007

Half Associates

■ City Review Committee (NCO)

- Administrative committee overseen by the Planning Division having purview over matters relating to the Neighborhood Conservation Overlay.
- Managed by the City Development Architect
- Working to revise Study Area Plan to clarify design standards.





Long Range – Boards & Committees

- Consolidated Review Committee (SmartCode)
 - Administrative committee overseen by the Planning Division and comprised of staff from various City departments having purview over matters relating to the SmartCode.
 - Comprised of a representative from each of the following:
 - Transportation Planning
 - City Development Architect
 - City Development Program Manager
 - Subdivision Planning
 - Fire Department
 - Parks and Recreation Department
 - The following items are reviewed and ultimately approved or denied by the CRC:
 - Regulating Plan Adjustments
 - Preliminary Building Scale Plans
 - Final Building Scale Plans



City Development Metrics

- Monthly report for the City Manager, Director, Deputy Directors on City Development activity.
- **One Stop Shop –**
 - Customer Satisfaction Survey
 - Customer Wait Times
 - Customer Volume
- **Building Permits & Inspections –**
 - Commercial Plan Review
 - Residential Plan Review
 - Inspection Volume
 - Permit Volume
- **Planning –**
 - Subdivisions Activity
 - Application Volume
 - Park Acreage
 - Subdivision Acreage
 - Zoning Activity
 - Application Volume
 - Long Range Activity
 - Application Volume



Long Range Section

Questions

